

TO LET



Unit 1, Bold Industrial Estate, Lunts Heath Road, Widnes WA8 5RZ



£32,000 pax

Rent



4,408 sq ft

Area



£9,500

Rateable Value

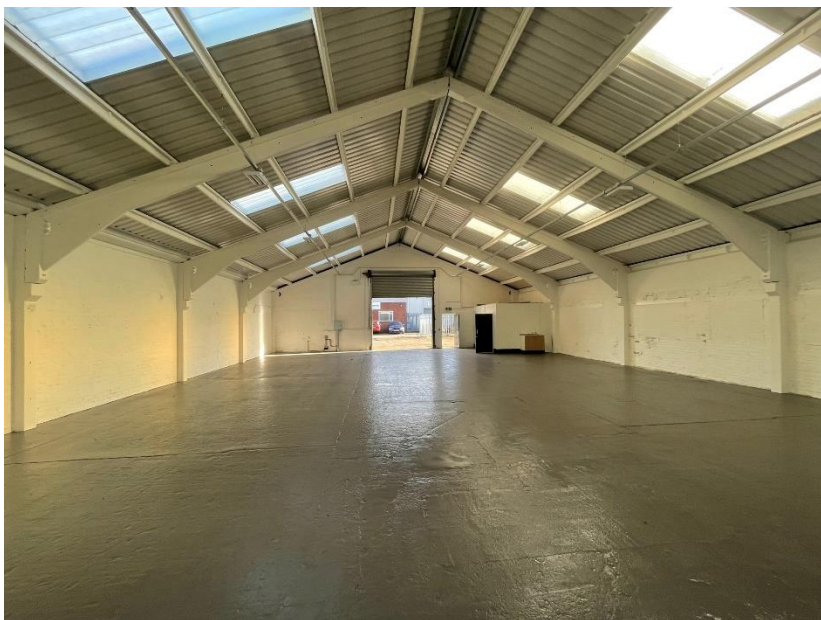


C60

EPC

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- Refurbished unit
- Secure front yard
- Warehouse/workshop unit with WC's
- Close proximity to Junction 7 of M62 and Mersey Gateway Bridge
- Immediately available

Description

The property comprises a terraced unit of steel portal frame and brick construction to the eaves. The unit has an electric roller shutter door as well as personnel door providing access. The unit incorporates male/female WC facilities, 3-phase power, and LED lighting. The unit includes a self-contained yard area at the front of the property, secured by palisade fencing.

Area

Gross Internal Area (GIA): 4,408 sq ft (409.50 sq m)

Rent

£32,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value: £9,500

The property's rateable value is below the £12,000 Small Business Rates threshold. It is the incoming tenant's responsibility to make their own enquiries with the Local Authority.

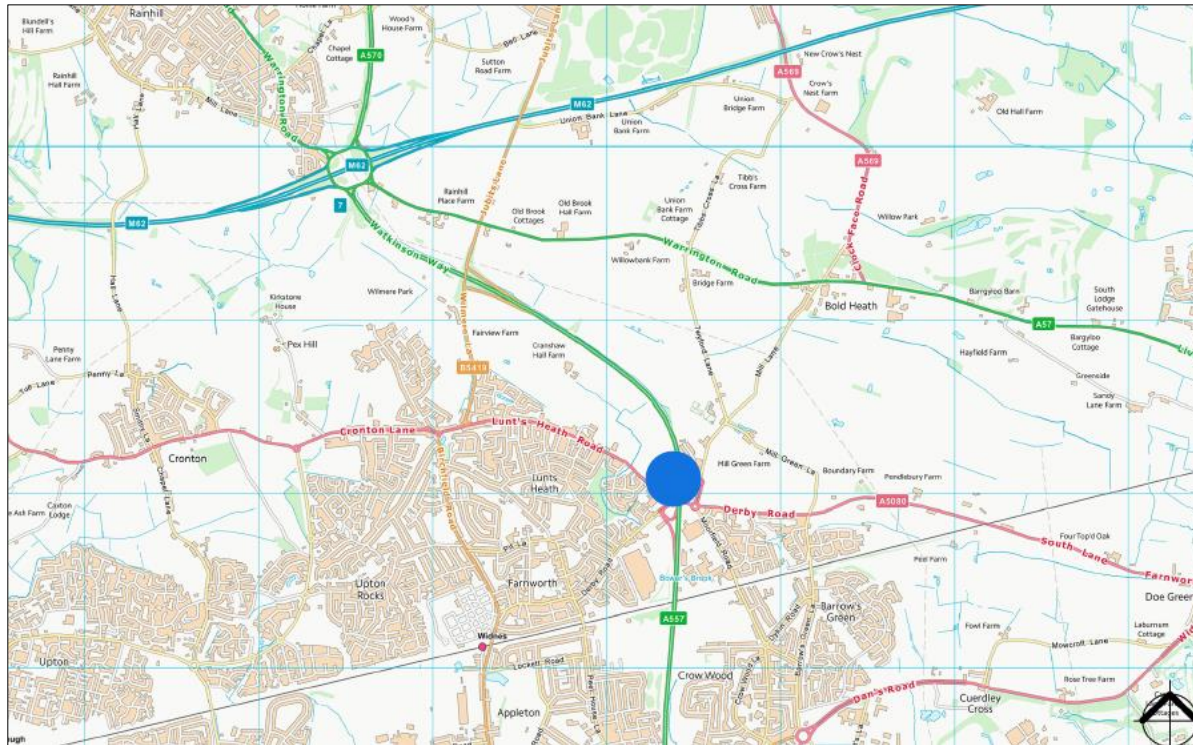
Services

All main services are connected with the exception of gas.



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Service Charge & Insurance

TBC

EPC

C-60

VAT

We understand that the premises are registered for VAT and all prices, outgoings and rentals will be subject to VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs.

For further information please contact:



Liam Barlow

M: 07557 769848

E: liam.barlow@masonowen.com



7th Floor, 20 Chapel Street,
Liverpool, L3 9AG

0151 242 3000
masonowen.com

Mason Owen & Partners Limited: Reg No. 1426226.
Reg Office: 7th Floor, 20 Chapel Street, Liverpool, L3 9AG,

Authorised and regulated by The Financial Conduct Authority.
Partners list is available upon request.

Code for Leasing Business Premises+/-

Please be aware of the RICS Code for Leasing Business Premises which can be found on https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf. We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Disclaimer

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